120.0	0013	0002.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,200 / 825,200
					USE VALUE:	825,200 / 825,200
					ASSESSED:	825,200 / 825,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FATNANI KISHAN
Owner 2:	TALREJA DEEPA N
Owner 3:	
Street 1:	156 WINCHESTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANGLAIS CHARLES J JR ETAL -
Owner 2:	LANGLAIS BARBARA J -
Street 1:	156 WINCHESTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,095 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7095.000	382,200		443,000	825,200
Total Card	0.163	382,200		443,000	825,200
Total Parcel	0.163	382,200		443,000	825,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.10 | /Parcel: 406.1

Legal Description

User Acct

136613

GIS Ref

GIS Ref

Insp Date

11/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0002.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,200	0	7,095.	443,000	825,200	825,200	Year End Roll	12/18/2019
2019	101	FV	286,000	0	7,095.	449,300	735,300	735,300	Year End Roll	1/3/2019
2018	101	FV	286,000	0	7,095.	335,400	621,400	621,400	Year End Roll	12/20/2017
2017	101	FV	286,000	0	7,095.	303,800	589,800	589,800	Year End Roll	1/3/2017
2016	101	FV	286,000	0	7,095.	291,100	577,100	577,100	Year End	1/4/2016
2015	101	FV	284,500	0	7,095.	246,800	531,300	531,300	Year End Roll	12/11/2014
2014	101	FV	284,500	0	7,095.	234,200	518,700	518,700	Year End Roll	12/16/2013
2013	101	FV	284,500	0	7,095.	222,800	507,300	507,300		12/13/2012

!9328!

PRINT

Date	Time
12/10/20	23:49:20

LAST REV

Date	Time
11/19/20	10:41:57

mmcmakin

9328

USER DEFINED

Prior Id # 1:	136613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGLAIS CHARLE	1563-22	1	9/24/2020		860,000	No	No		
	970-82		6/1/1983		124,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2010	2455	Manual	1,830					

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/17/2018	Inspected	BS	Barbara S
11/1/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	163	PATRIOT
4/17/2001	Inspected	PM	Peter M
2/15/2000	Measured	268	PATRIOT
3/1/1984			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7095		Sq. Ft.	Site		0	70.	0.89	5									442,997						443,000	

Total AC/HA: 0.16288 | Total SF/SM: 7095 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,997 | Spl Credit | Total: 443,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	174.589
Other Features:	104500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467281
Depreciation:	85045
Depreciated Total:	382236

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

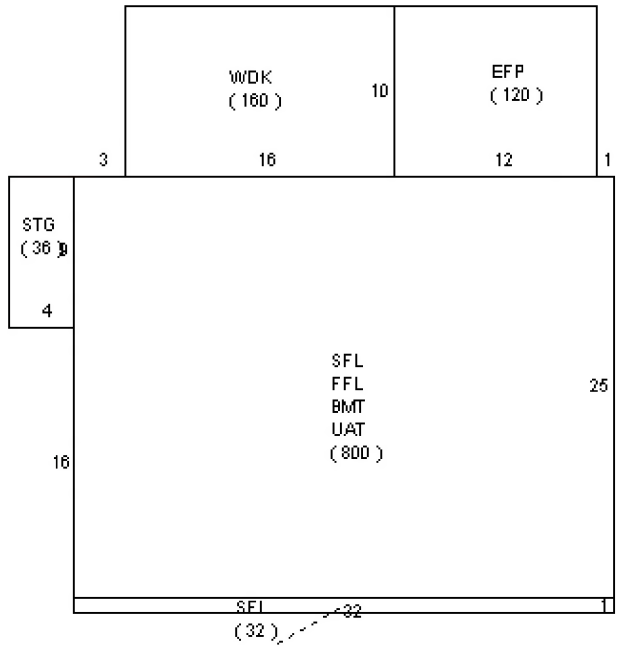
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.59
Special Features:	0	Val/Su Net:	129.65
Final Total:	382200	Val/Su SzAd	234.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	174.590	145,258
BMT	Basement	800	69.400	55,519
FFL	First Floor	800	174.590	139,671
UAT	Upper Attic	200	69.840	13,967
WDK	Deck	160	12.250	1,960
EFP	Enclos Porch	120	49.910	5,989
STG	Storage	36	11.550	416
	Net Sketched Area:	2,948	Total:	362,780
Size Ad	1632	Gross Are	3548	FinArea 2032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0013-0002.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	